

# McMillan Sand Filtration Site

## REVITALIZATION SCENARIOS

1. Given several factors including planned development in the market area, existing and projected traffic and infrastructure constraints, structural engineering conditions, and input from area residents and local developers, many uses were found undesirable for the site:

Big Box Retail

High Rise Office

High Rise Hotel

High Rise Residential

Fast Food Restaurants

Hospital/Medical Facilities

Vehicle Service Facilities

Liquor Store

Department Store

Warehouse

Uses that require large amounts of surface parking

2. Five (5) scenarios were analyzed using a combination of desirable uses at low, moderate and high intensities of development. Desirable uses are:

Park/Open Space

Historic Preservation

Recreation Facilities

Federal/National Monument

Public Facilities

Condominiums

Apartments

Townhouses

Low-Rise Office

Conference Center

Restaurants

Neighborhood Retail

Church

Cultural Facilities

Entertainment/Movies/Theatre

# McMillan Sand Filtration Site

## SCENARIO: OPEN SPACE

### USE(S):

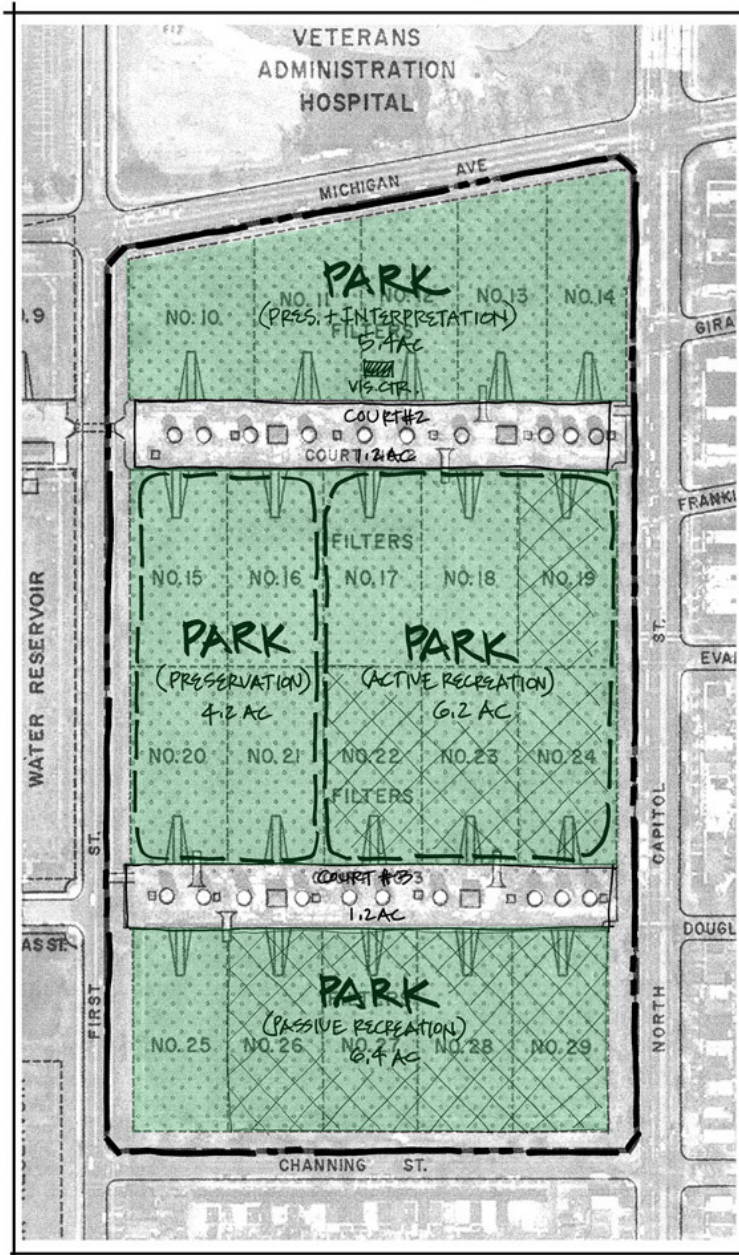
Park/Open Space	25 Ac.
Development	0 Ac.

### PRESERVATION IMPACT:

Open Space	25 Ac.
Filter Cells- 5	25%
Stabilized Cells – 13	65%
Courts – 2	100%

### FINANCIAL IMPACT:

Est. Sale Income	\$0
Est. Stabilization	\$16.8M
Est. Cost for Park	\$6-12 M
Shortfall	(\$22.8-28.8 M)



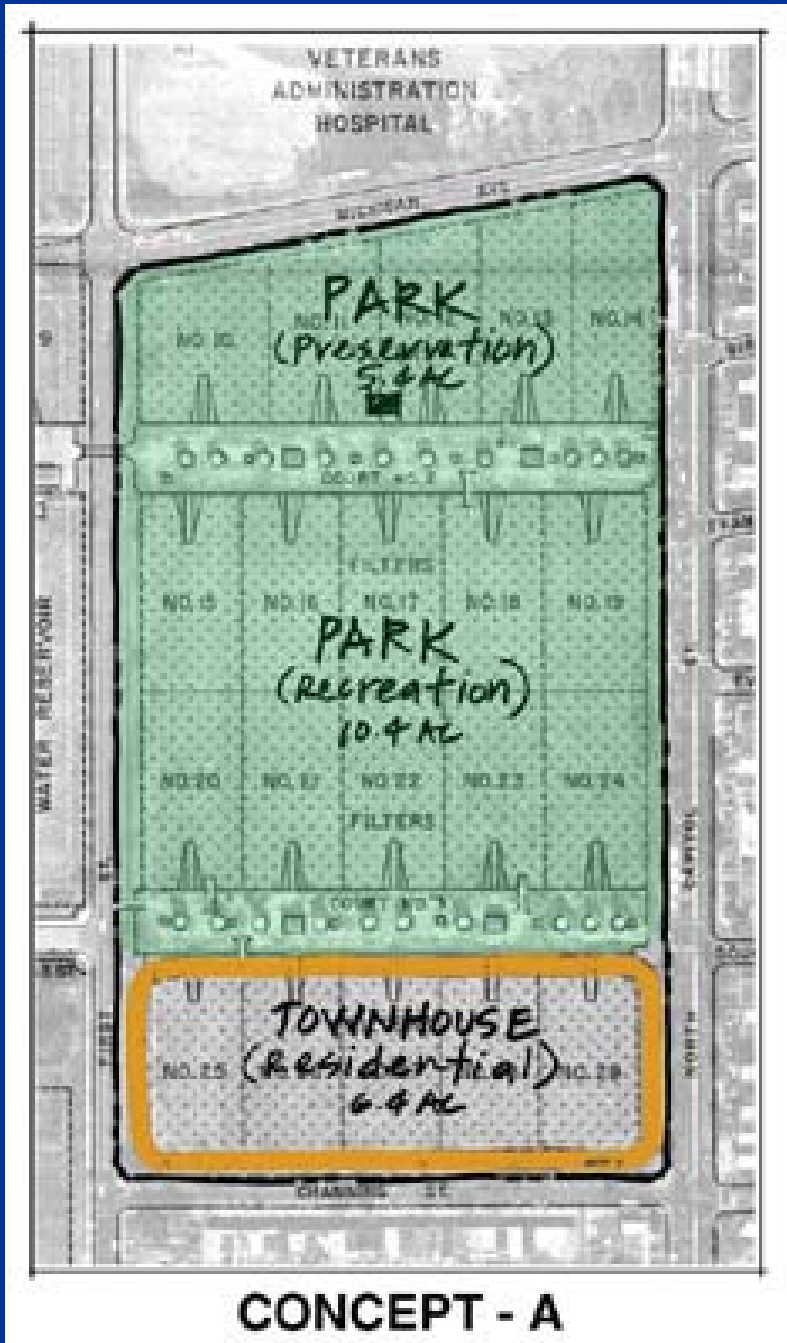
## CONCEPT - OPEN SPACE

EST. TOTAL PUBLIC INVESTMENT\*\*\*\*:  
+\$23 – 29 M

\*\*\*\*Total public investments indicated are a minimum and do not include needed transportation improvements (roadway reconstruction) or preservation cost for the courts.

# McMillan Sand Filtration Site

## SCENARIO: LOW INTENSITY



### USE(S):

Park/Open Space	18.2 Ac.
Development	6.4 Ac.
100 Townhomes	
300 Pkg. Spaces	

### PRESERVATION IMPACT:

Open Space	18.2 Ac.
Filter Cells- 4	20%
Stabilized Cells – 10	50%
Courts – 2	100%

### FINANCIAL IMPACT:

Est. Sale Income	\$4.67M
Est. Stabilization	\$16.9M
Est. Cost for Park	\$4.4-8.7 M
Shortfall	(\$16.6-20.9M)

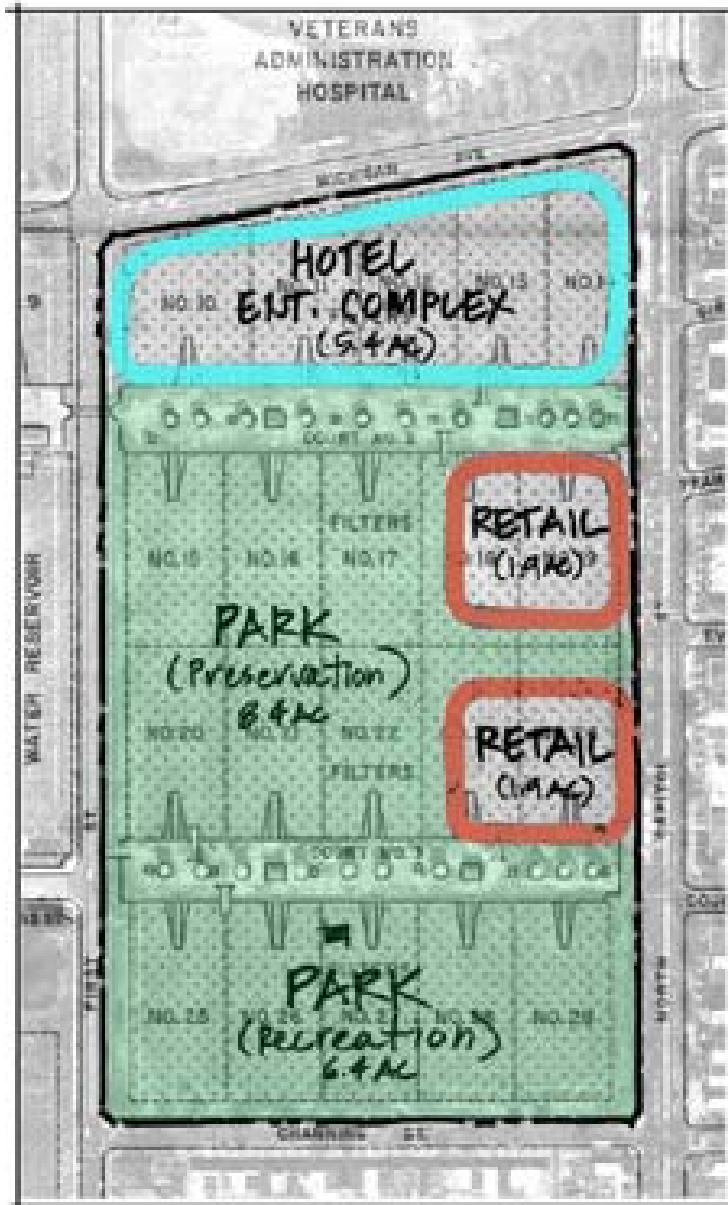
### EST. TOTAL PUBLIC INVESTMENT:

+\$17 – 21 M

\*\*\*\*Total public investments indicated are a minimum and do not include needed transportation improvements (roadway reconstruction) or preservation cost for the courts.

# McMillan Sand Filtration Site

## SCENARIO: MEDIUM INTENSITY



**CONCEPT - B**

### USE(S):

Park/Open Space	15.4 Ac.
Development	9.2 Ac.
80K SF Entertainment	
200 Hotel Rms.	
50K Retail	
1,030 Pkg. Sp.	

### PRESERVATION IMPACT:

Open Space	15.4 Ac.
Filter Cells- 4	20%
Stabilized Cells – 7	35%
Courts – 2	100%

### FINANCIAL IMPACT:

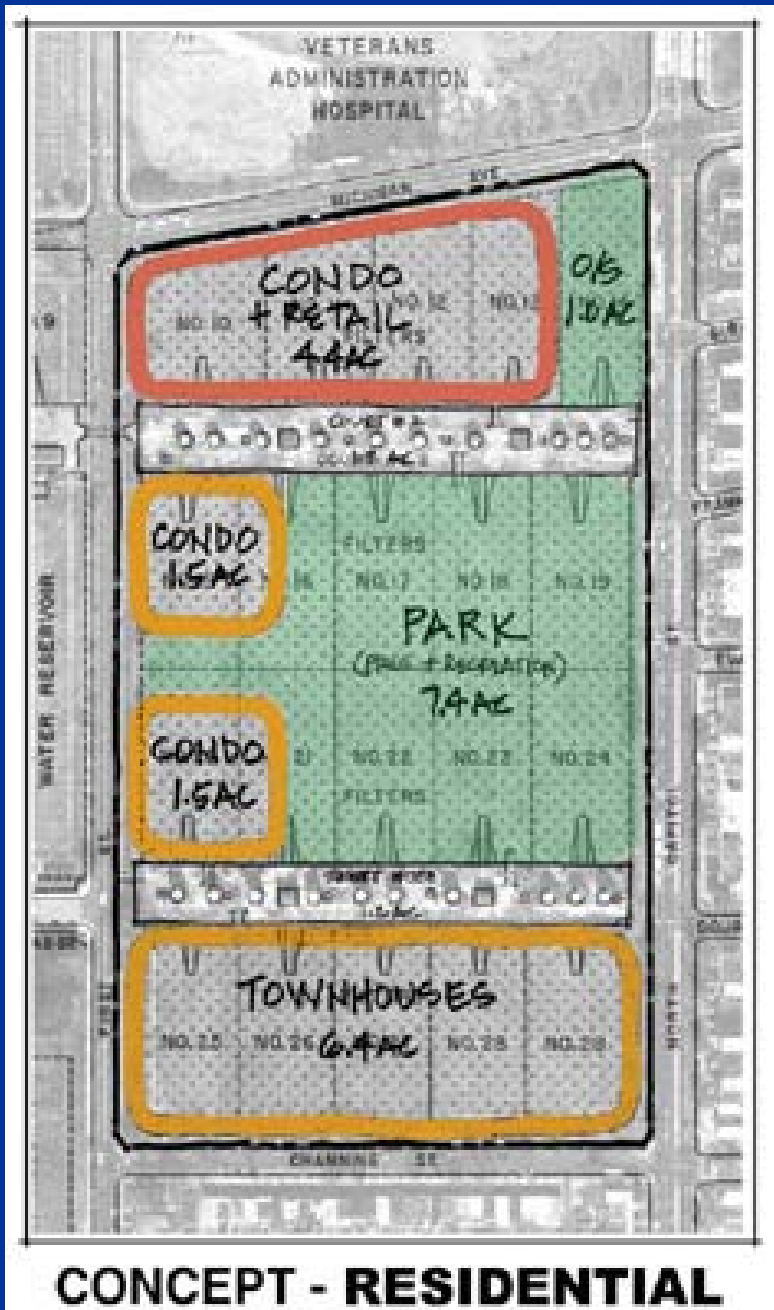
Est. Sale Income	\$3.24M
Est. Stabilization	\$15.5M
Est. Cost for Park	\$3.7-7.4 M
Shortfall	(\$16-19.6 M)

**EST. TOTAL PUBLIC INVESTMENT:**  
**+\$16 – 20 M**

\*\*\*\*Total public investments indicated are a minimum and do not include needed transportation improvements (roadway reconstruction) or preservation cost for the courts.

# McMillan Sand Filtration Site

## SCENARIO: RESIDENTIAL/RETAIL – MEDIUM INTENSITY



### USE(S):

Park/Open Space	10.8 Ac.
Development	13.8 Ac.
50K SF Retail	
80 Townhomes	
150 Apartments	
710 Pkg. Sp.	

### PRESERVATION IMPACT:

Open Space	10.8 Ac.
Filter Cells- 2	10%
Stabilized Cells – 6	30%
Courts – 2 ea	100%

### FINANCIAL IMPACT:

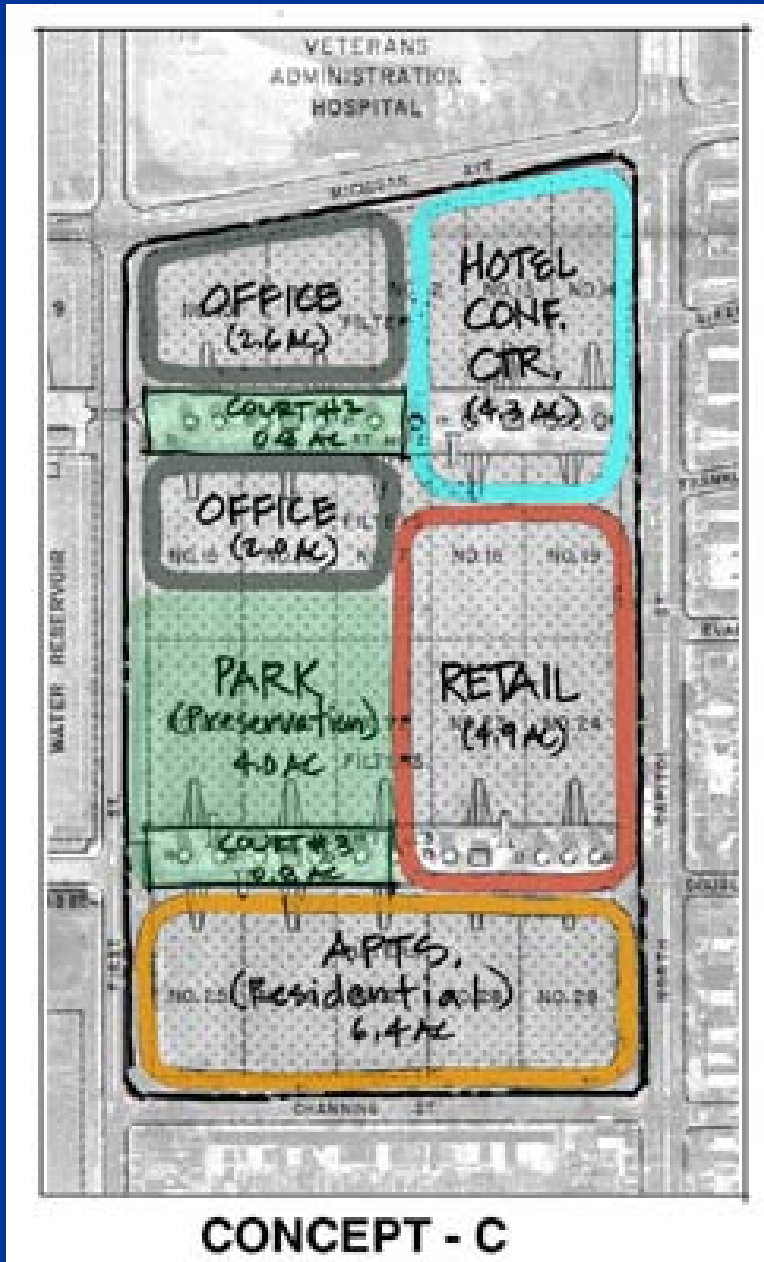
Est. Sale Income	\$6.49M
Est. Stabilization	\$12.5M
Est. Cost for Park	\$2.6-5.2 M
Shortfall	(\$8.6-11.2M)

EST. TOTAL PUBLIC INVESTMENT:  
+\$9 – 11 M

\*\*\*\*Total public investments indicated are a minimum and do not include needed transportation improvements (roadway reconstruction) or preservation cost for the courts.

# McMillan Sand Filtration Site

## SCENARIO: HIGH INTENSITY



### USE(S):

Park/Open Space	4.4 Ac.
Development	20.2 Ac.
100K SF Office	
40K SF Conference	
200 Hotel Rms.	
100K Retail	
8K SF Restaurant	
1,561 Pkg. Sp.	

### PRESERVATION IMPACT:

Open Space	4.4 Ac.
Filter Cells- 4	10%
Stabilized Cells – 1	5%
Courts – ½ ea	50%

### FINANCIAL IMPACT:

Est. Sale Income	\$11.6M
Est. Stabilization	\$12.6M
Est. Cost for Park	\$1.1-2.1M
Shortfall	(\$2.1-3.1M)

**EST. TOTAL PUBLIC INVESTMENT:**  
+\$2 – 3 M

\*\*\*\*Total public investments indicated are a minimum and do not include needed transportation improvements (roadway reconstruction) or preservation cost for the courts.

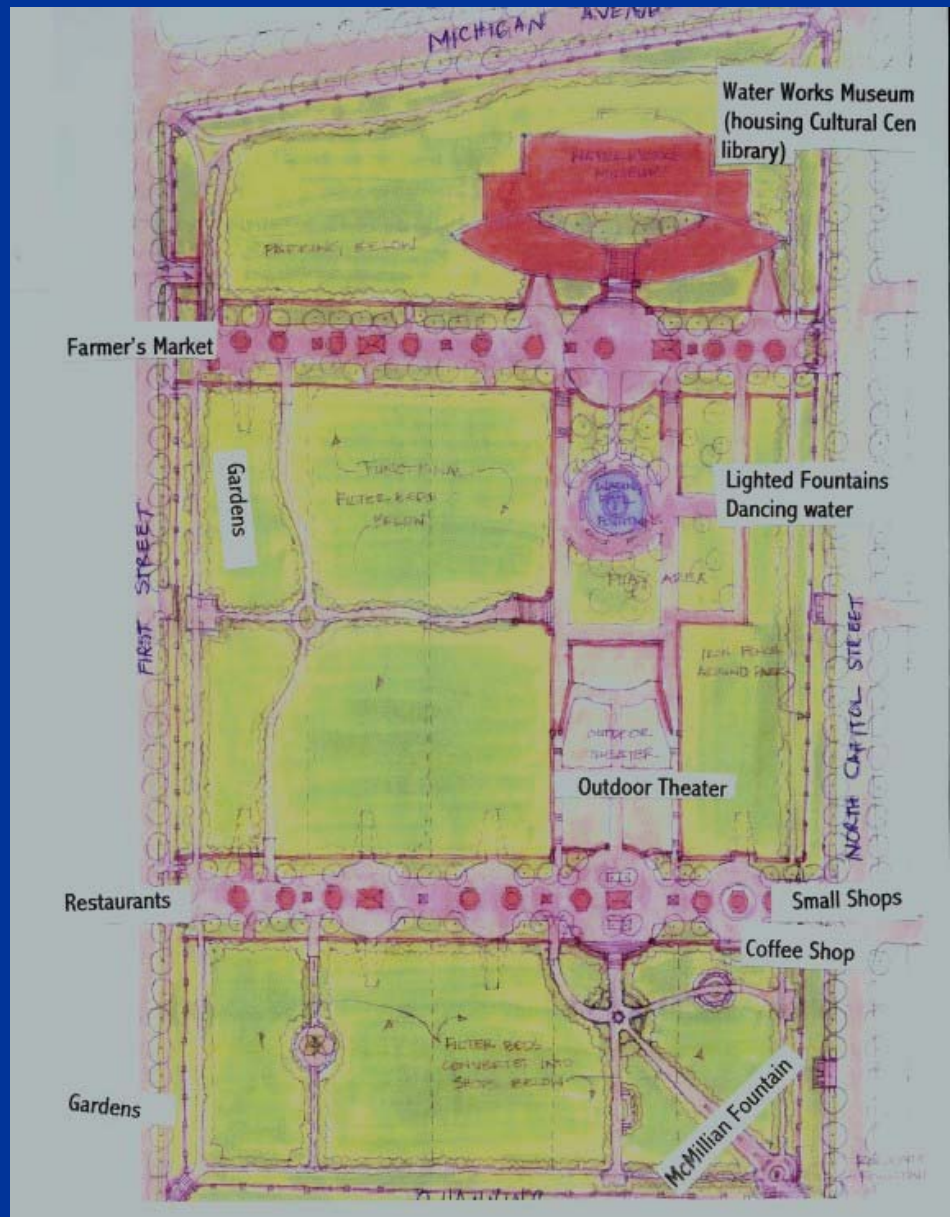


# McMillan Sand Filtration Site

## MCMILLAN PARK COMMITTEE\*\*\* SCENARIO

### Recommended Desirable Uses

Formal Park;  
Gardens;  
Water park;  
Towers,  
courtyards,  
buildings & structures  
as boutique shops;  
Waterworks museum;  
Cultural center & library;  
Outdoor theater;  
Children's play area;  
Coffee shop;  
Café;  
Restaurants (family  
style and fine dining);  
Farmer's market  
Water filtration plant



Below ground shops,  
gymnasium, parking,  
police sub-station;

Commemorative  
Memorials;

Conceptual Plan prepared by Sorg  
Associates for McMillan Park Committee

\*\*\* McMillan Park Committee represents  
a component of the broad range of  
area and McMillan stakeholders.

# McMillan Sand Filtration Site

## MCMILLAN PARK COMMITTEE SCENARIO

### Recommendations

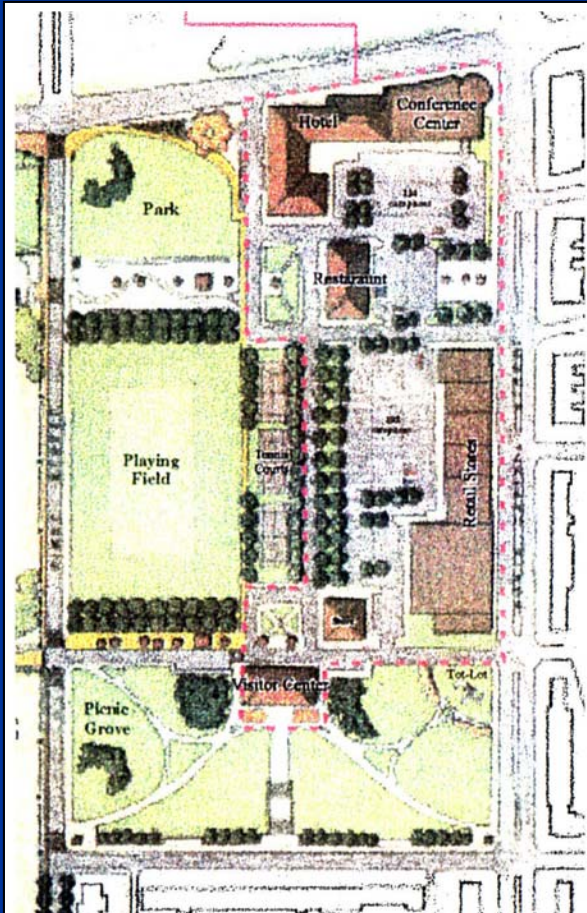
(Provided by Tony Norman, MPC Chair)

- “A minimum of 80 to 90% of the McMillan site should be revitalized as public open space. (Original design of site for the Federal City {McMillan Plan and the original comprehensive plan})
- “The remainder of the site should be developed as a National Monument, Museum, Outdoor Theater, Bottle Water Plant and Farmer’s Market; the aforementioned uses should be able to offset the cost of site stabilization and to provide on going revenue for maintenance.
- “McMillan should be zoned to accommodate the following mix of uses at low density: publicly accessible open space, a cultural destination (museum and/or memorial), and retail consistent with the above uses.
- “Planners should exhaust all feasible 80 to 100% open space, preservation options first, before pursuing moderate density development; Efforts should be made to relocate housing and other development inconsistent with the above, to other planned development projects in the McMillan area (i.e. Soldiers Home and Catholic, etc.
- “The two (2) courts that cross the site are key plan elements that once linked the Sand Filtration Site with the adjacent McMillan Reservoir. These courts should be preserved and adaptively re-used (Farmer’s market)
- “Vistas from the site are significant and should be preserved in conjunction with development of public open space.”



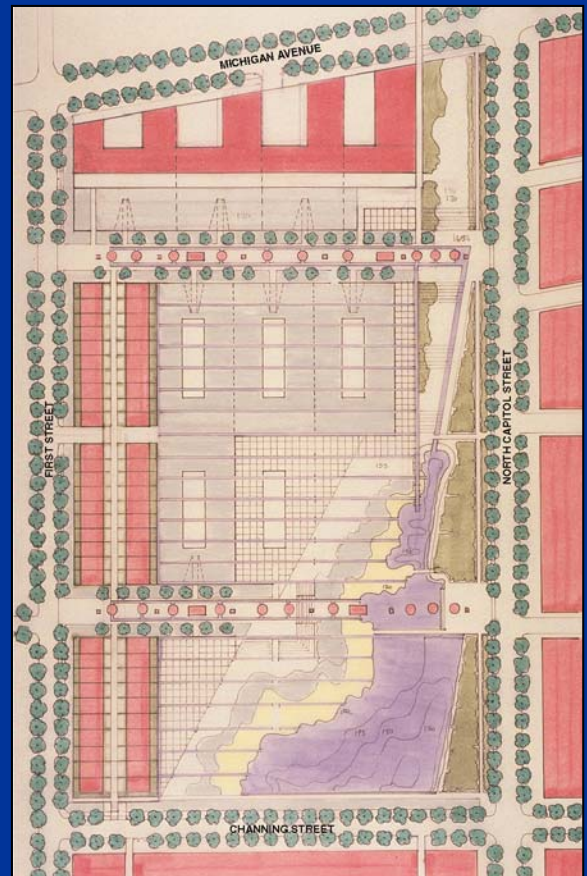
# McMillan Sand Filtration Site

## OTHER SCENARIOS



< Howard University also presented a mixed use revitalization strategy for the site. Proposed uses included a hotel, conference center, restaurant, retail stores, bank, open space, and a visitor center.

Staff from Catholic University's > School of Architecture also presented a conceptual scenario that integrated multiple layers of the site's history and site conditions with sensitively developed housing and retail.



# McMillan Sand Filtration Site

## BROAD STAKEHOLDER PARTICIPATION

- Since 1989, 10 community forums about revitalizing McMillan have occurred. Five (5) were held in conjunction with OP's recent series of community workshops (July 2000-January 2001).
- There is no consensus about **how** the site should be revitalized. One sector of the area stakeholders wants to preserve of the site as accessible open space. Another contingent generally wants preservation, open space, museums, memorials and adaptive reuse of the underground cells only. While stakeholders immediate to the site, area institutions, and a panel of public, private and not for profit development representatives have put forth that the site is large enough to accommodate preservation, open space, and cultural uses that are economically supported by some selective development (neighborhood serving retail and housing.)
- A technical advisory group (TAG) was voluntarily established to assist in reporting the concerns of their constituents and in crafting content of the community meetings. Several members of the TAG were also members of the McMillan Park Committee.
- Five sub-committees were established to address: a cultural landscape analysis, short-term site maintenance, potential non-District funding sources, video documenting the site and process, and cultural amenities (museums, memorials, etc.) The results of the committee have been incorporated into the revitalization effort.

# McMillan Sand Filtration Site

## BROAD STAKEHOLDER PARTICIPATION

### COMMUNITY ENGAGEMENT TIME LINE

Construction of Site Completed	1905
Public Access to Site Restricted due to wartime concerns about sabotage	1942
Operation of Site Closed	1985
Site ownership from U.S. Army Corps of Engineers to GSA	1986
Site Surplused and sold to District Government	1987
Architectural/Engineering Feasibility Study	October, 1988
OP Sponsored Public Forum	May 9, 1989
OP Sponsored Public Forum	May 24, 1989
Councilperson Jarvis Sponsored Community Forum	June 6, 1989
RFP Issued for Site Development	1989
Proposals Received	1989
Lawsuit filed challenging re-zoning of property	1990-92
Architecture and Archaeological Survey	June 1990
Listing on DC Inventory of Historic Sites	August 21, 1991
Comprehensive Plan designates "Mixed Use" as land use for the Site	1995
Unsolicited Proposal for Site Received	1998
ANC5C Sponsored Workshop	1998
Council requires Community Input about Site Development – referred to OP	1999
ANC5C Sponsored Workshop	May 1999
Structural Stability Report and Market Analysis	July 2000
Existing Conditions Assessment Report	August 2000
1. "Visioning Goals and Opportunities" – OP Workshop	July 29, 2000
2. "Exploring Options" – OP Workshop	August 26, 2000
3. "Finalizing Goals and Objectives" – OP Workshop	September 23, 2000
4. "Confirming Goals" – OP Workshop	October 28, 2000
Sub-committee Meetings	November 2000-January 2001
OP Community Meeting: "Site Programming"	January 13, 2001
Final Report and Recommendations from Consultants	January 2001
Site Tour & Strategy Session with Private, Public and Quasi Public Developers	April 11, 2001
Strategy Session with Area Institutions	May 23, 2001
Source: D.C. Office of Planning	

# McMillan Sand Filtration Site

## CONCLUSIONS FROM REVITALIZATION SCENARIOS

- A **minimum** of 50% (approximately 12.5 Acres) of the McMillan site should be revitalized as publicly accessible open space.
- The remainder of the site should be developed with low and moderate intensity uses to offset the cost of site stabilization and to provide ongoing revenue from which the publicly funded components on the site (open space, gardens, libraries, etc.) are maintained.
- McMillan should be zoned to accommodate the following mix of uses at moderate density: publicly accessible open space, a cultural destination (museum and/or memorial), neighborhood serving and destination enhancing retail, and housing.
- It is more likely that the TYPE I and II Cells will need to be considered for revenue generating uses that help defray ongoing site maintenance costs.
- The two (2) courts that cross the site are key plan elements that once linked the Sand Filtration Site with the adjacent McMillan Reservoir. These courts should be preserve and adaptively re-used.
- Vistas from the site are significant and should be preserved in conjunction with development of public open space on the site particularly over the stable TYPE III cells where views are possible to surrounding institutions as well as the reservoir. See “Key Planning Elements Diagram.”